



TOWN OF BLUFFTON DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

Theodore D. Washington Municipal Building
Large Meeting Room

Tuesday, December 6, 2016, 1:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Villages at Palmetto Pointe Phase 4 (Preliminary Development Plan):** The project consists of the creation of 19 single family lots and associated utilities on property located along Sago Palm Drive. The property consists of approximately 5.99 acres on the property identified by tax map #R614 036 000 0454 0000. The property is zoned Planned Unit Development and, therefore, should be reviewed based on the requirements set forth in the Jones Estate PUD and the Villages at Palmetto Point Master Plan. (DP-11-16-10264) (Staff – Kevin Icard)
2. **Cypress Ridge Phase 6E (Subdivision Plan):** This is a Subdivision Application and is subject to review by the Development Review Committee. The property is located in the Town of Bluffton and is a portion of the Jones Tract. The proposed subdivision consists of 43 single family detached dwellings and associated infrastructure. The property is defined by parcel number R614 028 000 0916 0000. Cypress Ridge is zoned Planned Unit Development and, therefore, should be reviewed based on the requirements set forth in the Jones Estate PUD, Jones Tract Master Plan, Town of Bluffton Unified Development Ordinance and Stormwater Design Manual. (SUB-11-16-10269) (Staff – Katie Peterson)
3. **Cypress Ridge Phase 6B (Subdivision Plan):** This is a Subdivision- General application subject to review by DRC. The property is located in the Town of Bluffton and is a portion of the Jones Tract. The proposed subdivision consists of 43 single family detached dwellings and associated infrastructure. The property is defined by parcel number R614 028 000 0916 0000. Cypress Ridge is zoned Planned Unit Development and, therefore, should be reviewed based on the requirements set forth in the Jones Estate PUD, Jones Tract Master Plan, Town of Bluffton Unified Development Ordinance and Stormwater Design Manual. (SUB-11-16-10268) (Staff – Katie Peterson)

4. **Heritage at New Riverside Phase 2 (Development Plan 2nd Amendment):** The property is located in the Town of Bluffton and is a portion of Palmetto Bluff. This is a Development Plan Amendment application subject to review by DRC. The project consists of 76 new single family residential lots. The property is located at SC Hwy 46 west of SC Hwy 46/170 and is identified by tax map numbers R614 035 000 0014 0000 through R614 035 000 0015 0000. The property is zoned Planned Unit Development and, therefore, should be reviewed based on the requirements set forth in the Heritage at New Riverside Master Plan. (DPA-8-15-009305) (Staff – Kevin Icard)
5. **Optim Healthcare (Preliminary Development Plan):** The project proposes to construct an Orthopedic Medical Center in the Buckwalter Commons on approximately 2.9 acres. The project will consist of two phases with the first phase of construction will be a 15,625 square feet building and the second phase will be approximately an additional 5,600 square feet for a total of 21,225 square feet. The property is identified by tax map number R610 022 000 1072 0000. The property is zoned Planned Unit Development and should be reviewed based on the requirement set forth in the Buckwalter Commons Master Plan and Buckwalter PUD. (DP-11-165-10290) (Staff – Kevin Icard)
6. **81 Calhoun Street – Shoemaker Property (Subdivision Plan):** The applicant submittal an application for a proposed subdivision of the property into two (2) lots. This is a subdivision application and the property is located and identified by parcel R610 039 00A 0102 0000 and is zoned as Neighborhood Conservation-HD and should be reviewed for conformance with the Town of Bluffton Unified Development Ordinance (UDO). (SUB 11-16-10302) (Staff – Katie Peterson)
7. **Palmetto Bluff Moreland Block L-1B (Subdivision Plan):** The subdivision is for 2 Single Family Residential Lots and a dedicated alley. The property is identified by tax map number R614 052 000 0160 0000. The property is zoned Planned Unit Development and should be reviewed based on the requirement set forth in the Palmetto Bluff PUD. (SUB-11-16-10309) (Staff – Katie Peterson)
8. **Pulte Home Corporation New Riverside Parcel 4B (Preliminary Development Plan):** The project consists of a proposal to develop approximately 100 acres for a residential subdivision with parcel 4B. Currently the property is undeveloped and with no existing water or sewer. The property is located at the intersection of New Riverside Road and Highway 46 and the property identified by tax map #R610 036 000 0385 0000. The property is zoned Planned Unit Development and, therefore, should be reviewed based on the requirements set forth in the Palmetto Bluff PUD and the New Riverside Master Plan. (DP-11-16-10312) (Staff – Kevin Icard)
9. **Heritage at New Riverside Phase 2D (Preliminary Development Plan):** The project consists of 37 new single family residential homes and associated infrastructure. The property is located at SC 46 and west of SC 46/170 and is identified by tax map numbers R614 035 000 0014 0000. The property is zoned Planned Unit Development and, therefore, should be reviewed based on the requirements set forth in the Palmetto Bluff PUD and the Heritage at New Riverside Master Plan. (DP-11-16-10313) (Staff – Kevin Icard)

VI. PUBLIC COMMENTS

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, December 13, 2016

FOIA COMPLIANCE – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.